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THE ANDHRA PRADESH GAZETTE

PART - I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 465]

HYDERABAD, TUESDAY, OCTOBER 6, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(M1)

GUIDELINES ON SCHEME FOR AFFORDABLE HOUSING IN PARTNERSHIP (SAHIP) AND SPECIAL REQUIREMENTS FOR AFFORDABLE HOUSING.

[G.O.Ms. No. 589, Municipal Administration & Urban Development (M1), 25th September, 2009.]

Read the following:-

1. G.O.Ms.No.86 M.A&U.D. (M1) Department Dated: 03.03.2006
2. G.O.Ms.No.678 M.A. & U.D. (M1) Department Dated: 07.09.2007.
3. G.O.Ms.No.302,M.A & U.D (M1) Department Dated: 15.04.2008
4. From Joint Secretary (Housing), Government of India, Ministry of Housing and Urban Poverty alleviation, New Delhi, D.O.No.N-14014/1/12006- Housing (Part), dated: 24.02.2009, 22.04.2009, 26.04.2009, 08.05.2009, 18.05.2009, 09.06.2009 & 23.06.2009
5. From Regional Chief, Housing and Urban Development Corporation Ltd, (HUDCO) Hyderabad Lr. No. HUDCO/HRO / ISHUP /IMPL/2009/251, dt:26.04.2009
6. G.O.Rt.No.81, Housing (U & IAY.A1) Department dt: 03.04.2009.
7. Govt Memo No.13737/UBS/2009, MA, Dt: 27.08.2009.

Government have issued Revised Common Building Rules, 2006, wherein separate provisions for Group Housing Schemes & low cost housing are stipulated. The same Rules have been extended to all Municipal Corporations and Municipalities and Urban Development Authorities vide G.Os 1st to 3rd read above. In Rule 10 of Revised Building Rules, Requirements of Group Development, Group Housing, Cluster Housing, Residential Enclaves and Row Housing Schemes and provisions for low-cost housing were issued.

2. The Government of India, Ministry of Housing and Urban Poverty alleviation, New Delhi vide reference 4th read above, while communicating the guidelines for Affordable Housing in Partnership has informed that, the scheme

intents to provide a major stimulus to employment creation through affordable housing, as construction workers are amongst the most vulnerable in the current economic downturn. It also aims at the creation of demand for a large variety of industrial goods through the multiplier effect of housing on other economic activities. This scheme aims at operationalising the strategy envisaged in the national Urban Housing & Habitat Policy (NUHHP) 2007, of promoting various types of Public-private partnerships of the government with the private, the co-operative sector, the financial services sector, the state parastatals, and the Urban local bodies for realizing the goal of affordable housing for all. As the scheme is to be operated as a component of the existing JNNURM, action is to be taken by the existing mechanism, nodal agencies Sanctioning Committees and Departments and in charge of BSUP and IHSDP components of JNNURM and requested to implement on priority, both because of the huge housing shortages and for the necessary stimulus to the economy.

3. Government after careful examination of the matter and in continuation of orders issued vide reference 7th read above, hereby issue the State specific guidelines/instructions on the Institutional arrangements and the special requirements for Affordable Housing as appended in Annexure - I & II to this order under Scheme for Affordable Housing in Partnership (SAHIP).

4. All the concerned Municipal Commissioners of Municipal Corporations and Municipalities and Vice-Chairman's of all Urban Development Authorities (UDAs) in the State are instructed to give wide publicity to this scheme on Affordable Housing to ensure that both public agencies as well as Private developers come forward to undertake Affordable Housing in large number.

ANNEXURE-I
GUIDELINES ON AFFORDABLE HOUSING IN PARTNERSHIP
(SAHIP)

1) PROJECT PROPONENT:

The following agencies shall be reckoned as Project proponents under the SAHIP:

- Any Government Agency/Public Agency like APHB, APHC, AP Rajiv Swagruha Corporation, AP Police housing Corporation, APIIC, Municipal Corporations of Hyderabad/Visakhapatnam Vijayawada, Urban Development Authorities of Hyderabad, Visakhapatnam and VGT Muda and Tirupathi UDA are eligible
- Any licensed developer /licensed builder (licensed under the provisions of the Revised Building Rules)

2) IMPLEMENTING AGENCY:

The Implementing Agency under this Scheme shall be the respective Urban Development Authority in case of UDA areas and the Director of Town & Country Planning, AP in case of non-UDA areas

The Implementing Agency will approve the layout and building plans/Group Housing drawings for the Housing Projects from the Project proponent together with details of the project, number of units offered under the Scheme, the cost per sq ft. of built up area, the cost of development of both internal and external infrastructure facilities, and list of beneficiaries

3) NODAL AGENCY:

The Nodal Agency for the SAHIP would be the APUFIDC.

4) APPLICABILITY:

This Scheme would be applicable to all Projects undertaken after March, 2009 and which conform to the requirements as given in Annexure 2.

5) IDENTIFICATION OF BENEFICIARIES:

The identification of eligible beneficiaries shall be undertaken by the implementing agency through the MEPMA in association with SLF wherever necessary.

6) SALE PRICE OF DWELLING UNITS:

The sale price of all the dwelling units covered under the Affordable housing component shall be fixed by the Implementing Authority/ Nodal Agency with approval of Central Sanctioning and Monitoring Committee. The sale price shall also include payment of amount towards corpus fund at the rate of Rs. 15 per sq ft of plinth area, which shall be utilized by the Association of the Housing Colony for maintenance and upkeep of the colony, the buildings and facilities.

7) INCENTIVES TO PUBLIC AGENCIES/PRIVATE BUILDERS/DEVELOPERS UNDERTAKING THE SCHEME:

The following incentives would be considered by the Government for any public agency/licensed builder/developer undertaking a housing project with the above affordable housing scheme component in the project:

- a) Automatic exemption of such Project from application from Land Ceiling laws for the whole Project. 100 % Stamp duty exemption for built up units (independent houses as well as flats) up to 80 sq m (860 sq. ft) built up area (inclusive of all common areas) provided that such exemption shall be applicable is applicable to one time registration only. The registration would be done on Rs. 100 stamp paper.
- b) Automatic land use conversion from agriculture/conservation and other uses except industrial / water bodies/ recreation uses to residential use for the whole Project.No levy of conversion charges for land use modification to Statutory Master Plan/ZDP for the whole Project.
- d) No levy of Non-agriculture conversion charges
- e) 50% waiver on levy of Development charges for the affordable housing component. No fees and charges shall be leviable for the affordable housing component.

8) LAYOUT/ DEVELOPMENT SPECIFICATIONS:

The maximum plot area/size of the dwelling units, layout and development specifications and other requirements for Affordable Housing Scheme shall be as given in the **Annexure - II**.

ANNEXURE - II**SPECIAL REQUIREMENTS FOR AFFORDABLE HOUSING**

In exercise of the powers conferred under Rule 10.6 of the Hyderabad Revised building Rules,2006, and VUDA & VGT Muda Revised Building Rules,2007 and Revised Building Rules,2008,applicable to Tirupathi UDA, Government herewith issue the following orders on low-cost/affordable housing schemes/component in Group Housing and other type of housing development undertaken by both public and private developers/ builders.

1. Applicability:

(i) These requirements cover the planning and general building requirements of affordable housing schemes/component developed as Group housing or clusters. The requirements regarding layout planning, design and construction of affordable housing schemes are applicable to both public agencies/government bodies or NGOs and private developers.

(ii) These orders are applicable over and above the existing Government Orders/stipulations that govern the affordable housing component in group housing and other type of housing development. Where there is an inconsistency between these Orders and other Government Orders/stipulations, the provisions of these orders shall prevail.

2. In these affordable housing scheme component, in addition to planning standards, the general master plan requirements of circulation pattern, the following requirements are required to be provided to the extent of the affordable housing scheme component:

(i) The type of development for affordable housing scheme shall be as given in Rule 10 of the Common Building Rules, excepting the community open space and parking requirements which shall be as given in these stipulations.

- (ii) **community open space** - minimum 10 % of total site area, out of which not more than 3% may be utilized for shopping center/public facilities centre and shall be developed as a separate block. This shall be applicable only to the portion covered by Affordable housing component, i.e, EWS/LIG / MIG blocks.

(iii) Dwelling units size:

- (a) In case of Group Housing Schemes, of the total number of dwelling units proposed, atleast 25 % shall be EWS dwelling units and atleast 15 % shall be LIG dwelling units of the total dwelling units constructed, and the number of EWS and LIG dwelling units shall be minimum 200 so to qualify for incentives and requirements under this Affordable Housing Scheme.
- (b) In case of layouts/plotted Schemes for housing, minimum 25 % of the total number of plots shall be EWS and 15 % shall be for LIG in such Affordable housing component, and such number of plots of EWS and LIG shall be minimum 200 so to qualify for incentives and requirements under this Affordable Housing Scheme.
- (c) The maximum size of plots/plinth area permissible in such schemes shall be as follows:

SI No.	category	Maximum size of plot permissible in case of plotted and similar development	Maximum size of dwelling unit permissible in case of group Housing and similar development (excluding common areas like balcony, staircase, corridor)
1	EWS	35 sq. m	35 sq. m
2	LIG	55 sq. m	48 sq. m
3	MIG	110 sq. m	80 sq. m

All the units mentioned in the above Table above would be eligible for the incentives and subsidy under this Scheme.

- (i) In case of Group Housing, the public agency/developer is given freedom to build the affordable housing units in a separate block with separate access.
- (ii) In case of plotted development, the minimum abutting road to the plots shall be 9 m.
- (iii) For EWS unit, a multipurpose room, a kitchenette and a WC Block is recommended. Alternatively, a hall, one room and kitchenette with common WC and bath for a group of EWS units may also be allowed.
- (iv) For LIG unit, a hall, a bedroom, a kitchenette and a WC Block is recommended.
- (v) For MIG unit, a hall, 2 bedrooms, a kitchen area and a WC Block is recommended.

(iii) Parking requirements:

The parking requirements in such Affordable housing component shall be as follows:

Sl. No	Jurisdiction	Minimum parking requirement as percentage of built – up area	Remarks
(1)	(2)	(3)	(4)
1	In GHMC/GVMC/Vijayawada MC areas	5 % of total built-up area proposed for EWS and LIG; 10 % of total built-up area in case of MIG. For other categories, it shall be as per Common Building Rules	a)The parking requirement may be met either in basement/cellar/ or on stilts of respective blocks or common pool parking at ground level or a combination of the above. b)Common basement parking is to be avoided.
2	In rest of HMDA/other UDA areas/ other Municipal Corporation areas	3 % of total built-up area proposed for EWS and LIG; 9 % of total built-up area in case of MIG. For other categories, it shall be as per Common Building Rules	c) The minimum parking requirement given in Col. 3 is inclusive of all requirements like visitors parking, parking for non-residential uses, etc. d) The parking for EWS and LIG is expected to be exclusively for 2-wheelers. e) The parking requirement for MIG and other categories are expected to comprise of both 2-wheelers and 4-wheelers.
3	In other non-UDA Municipalities and other areas	2 % of total built-up area proposed for EWS and LIG; 8 % of total built-up area in case of MIG. For other categories, it shall be as per Common Building Rules	f) The parking distribution shall be done accordingly and shall be treated as common area that shall be under the combined ownership and management of the Association and shall not be disposed for any other purpose or body. g) Where partial area under stilt floor is provided for parking, the rest of the area can be used for dwelling area; Where partial area in cellar floor is provided for parking, the rest of the area can be utilized for non-dwelling/public facilities purpose.

3. Roads and Pathways:

There is no restriction on the percentage of area to be left for under roads and pathways in such housing projects. It would depend on design efficiency of the layout and proper access to the various blocks. Access to dwelling units, particularly where motorized vehicles are not normally expected shall be by means of paved footpaths with right-of-way of 6m. and pathway of 2 m. The right-of-way shall be adequate to allow for the plying of emergency vehicles and also for other services like road side drains and greenery/plantation.

IV) Cluster design:

The above may also be designed as Clusters with the common courtyard/ open space and height permissible shall be as follows:

Sr. No.	Courtyard/ Cluster open space to be left (in sq. mtrs)	Height of building permissible (in mtrs)
1.	36 sq. m. with minimum 6 m. width	3 floors or 10 m.
2.	50 sq. m. with minimum 7 m. width	4 floors or 12 m.
3.	64 sq. m. with minimum 8 m. width	5 floors or 15 m.

The cluster open space may be either centrally located or could be an end-cluster. The abutting road width shall be minimum width of 9 m.

5. Minimum setbacks:

(i) The minimum setbacks and space between the blocks and boundary of the Scheme shall as given in Table III and V of the Revised Common building Rules, excepting for the space between internal blocks which can be 2 m in respect of buildings upto 10 m and 3 m. in respect of buildings upto 15 m.

(ii) In case of cluster housing/blocks, no setbacks are needed for interior clusters as the lighting and ventilation is either from the central open space of cluster and the surrounding pedestrian pathway/ access road of the cluster. However, interior courtyards may be provided for larger plots and building areas to facilitate lighting and ventilation. For end clusters sides that are abutting peripheral thoroughfare roads, setback shall be as per the Building line given in Table III of the relevant Revised Common Building Rules.

6. Height of the Building Blocks:

The height of the dwelling units building/blocks covered under the Affordable housing component shall not exceed 15 m (excluding stile parking floor).

The height permissible for public facility block the Affordable housing component shall be in accordance with Table III and IV of the relevant Revised Common building Rules.

7. General Building Requirements:

The requirements of parts of building/ individual size of rooms/areas, etc. in such Schemes shall in be in accordance with Appendix -D (Special Requirements for Low Income Housing) of Part III of the National Building Code of India,2005.

8. Layout design of Scheme:

Design freedom and flexibility may be exercised in such schemes. The site layout and design for such schemes shall be governed by good design practices without compromising on the public facilities and amenities requirements like water supply, external and internal access roads, drainage and sewerage, solid waste disposal, socio-cultural requirements and sustainable environmental practices like greenery and foliage, recycling and conservation measures, etc. Adequate and ample lighting and natural ventilation for the dwelling units and blocks shall be ensured while designing the buildings/blocks.

9. Sustainable building and construction practices:

In such Schemes since affordability is the key factor, low cost construction techniques, sustainable building and construction practices shall be ensured. The management of the Scheme or colony shall be under a single management for ensuring the upkeep of the public facilities and amenities, greenery and plantation/foliage/ rain water harvesting structures, open space protection and utilization, etc. The Association shall be responsible for managing the corpus fund and maintenance issues.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.